

# FAX

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**TO: Realtor 1**  
**Company**  
**Phone**  
**Fax**  
**Email**

Bill Jones  
Century 21 M&M Real Estate  
209-555-1234  
209-555-1235  
[billj@billjones.com](mailto:billj@billjones.com)

**TO: Realtor 2**  
**Company**  
**Phone**  
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**Email**

John Smith  
Coldwell Banker-The Vintage Group  
209-555-4321  
209-555-4320  
[johns@johnsmith.com](mailto:johns@johnsmith.com)

**TO: Escrow Officer**  
**Company**  
**Phone**  
**Fax**  
**Email**

Lisa Meyers  
First American Title Company  
209-555-2345  
209-555-2346  
[lisameyers@fatco.com](mailto:lisameyers@fatco.com)

**FROM:**

Central Valley Pool Care

**DATE:**

December 16, 2009

**INSPECTION DATE:**

December 15, 2009

**RE:**

**ESCROW NUMBER:** 10-987654321

**PROPERTY LOCATION:** 123 Ashland Street, Tracy, CA 95377



1852 W. 11<sup>th</sup> Street, Ste. 344  
Tracy, CA 95376  
Ph. (209) 832-9226  
Fax (209) 832-5725

## Invoice

Details	
<b>Escrow Number:</b>	10-987654321
<b>Property Address:</b>	123 Ashland Street, Tracy, CA 95377
<b>Pool Inspection Date:</b>	December 15, 2009
<b>Requestor:</b>	Bill Jones
<b>Requestor's Company:</b>	Century 21 M&M Real Estate
<b>Requestor's Phone:</b>	209-555-1234
<b>Requestor's Fax:</b>	209-555-1235
<b>TOTAL AMOUNT DUE:</b>	\$250.00 inspection fee



1852 W. 11<sup>th</sup> Street, Ste. 344  
 Tracy, CA 95376

Ph. (209) 832-9226  
 Fax (209) 832-5725

**POOL / SPA ESCROW INSPECTION REPORT**

**Date Of Inspection:** December 15, 2009  
**Property Address:** 123 Ashland Street, Tracy, CA 95377  
**Escrow Number:** 10-987654321  
**Title/Escrow Company:** First American Title Company **Phone:** 209-555-2345  
**Title/Escrow Officer:** Lisa Meyers **Fax:** 209-555-2346  
**Requestor:** Bill Jones **Phone:** 209-555-1234  
**Requestor's Company:** Century 21 M&M Real Estate **Fax:** 209-555-1235

**Present During the Inspection:**  Buyer  Vacant  
 Buyer's Agent  Seller's Agent

**Weather conditions:** Raining and cold

**Pool Finish:**  Plaster  Fiberglass  
 Vinyl  Pebble

**A. TYPE OF POOL**

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>	
a. Surface	Good	No major cracks	
b. Tiles	Good	No major cracks	
d. Skimmer basket	Good		
e. Weir door(s)	Good		
f. Chemical levels:		<u>Presently</u>	<u>Ideal</u>
fi. Chlorine		4.0	1.0 - 5.0
fii. pH		7.8	7.4 - 7.6
fiii. Total Alkalinity		120	80 - 125
fiv. Conditioner		100	30-100

**COMMENTS** Calcium hardness level was at 250ppm, within the Ideal range of 200-400ppm. The Total Dissolved Solids (TDS) level was a 5000ppm, well above the Ideal range of 0-2500ppm. Please see page 6, *Estimate of Repairs*.

**B. DECK**

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Concrete	Good	No major cracks
b. Pool coping	Good	
c. Coping strips	Good	
d. Drainage	Fair*	See comment below

**COMMENTS** \*Note: Sand is present within the draining track and, if condition worsens, will prevent efficient drainage of runoff water.

# POOL / SPA ESCROW INSPECTION REPORT, Cont.

## C. PUMPS/PLUMBING

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Pool pump	Good	No leaks/Hayward
b. Pump motor	Good	1.5 HP / Super II
c. Bearings	Good	
d. Main seal	Good	No leaks
e. Lid O-ring	Poor (2)*	See comment below
f. Pump basket	Poor (1)*	See comment below
g. Pump lid	Fair	Cloudy plastic
h. P.V.C. plumbing	Good	
i. Valves	Good	
j. Booster pump for cleaner	N/A	
k. Waterfall pump/motor	Poor*	See comment below

### COMMENTS

\*The pump lid orings and pump basket are in poor condition and in need of replacement. The waterfall pump motor and several miscellaneous parts have been removed from the property and will need to be replaced in order for the waterfall to operate. Please see page 6, *Estimate of Repairs*.

## D. POOL FILTER

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Filter tank	Good*	See comment below
b. Tank clamp	Good	
c. Tank O-ring	Good	
d. Pressure gauge	Good	
e. Air relief gauge	Good	
f. Backwash handle	N/A	

### COMMENTS

\*Filtration is provided by a Hayward Super Star cartridge-type filter. Filter tank is in good condition; however, the cartridges are in poor condition. The water clarity is poor due to the quality of the cartridges and poor condition.

## E. ELECTRICAL / LIGHTING

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Pool timer (s)	Good*	See comment below
b. Breakers	Good	
c. Wiring	Good	
d. Insulator cards	N/A	
e. Pool light	Good	In working condition
f. Exterior pool lighting	Good	Porchlight is working

### COMMENTS

\*The control timer box is the Intermatic brand, model T104. The Off tripper was not found on the timer dial, thus preventing the timer to shut off automatically. Inspector added an Off tripper to the timer dial during the inspection at no charge.

# POOL / SPA ESCROW INSPECTION REPORT, Cont.

## F. SPA

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Plaster/surface	Good	
b. Jets	Good	
c. Air blower	Good	
d. Spa light	Good	
f. Cover	N/A	

### COMMENTS

The spa is operable at the equipment area and from the remote within the house. However, the push button in-ground remote by the spa on the deck is inoperable. This is most likely due to a poor relay switch. Please see page 6, *Estimate of Repairs*.

## G. SOLAR

<u>Item</u>	<u>Condition</u> <u>(excellent, good, fair, poor)</u>	<u>Comments</u>
a. Collector panels	N/A	
b. Actuator valve	N/A	
c. Water temperature sensor	N/A	
d. Piping	N/A	
e. Drain valves	N/A	
f. Booster pump	N/A	
g. Control panel	N/A	
h. Strapping	N/A	
i. Vacuum relief valve	N/A	

### COMMENTS

Central Valley Pool Care

1852 W. 11<sup>th</sup> Street, Ste. 344  
Tracy, CA 95376

Ph. (209) 832-9226  
Fax (209) 832-5725

**Schedule A**  
**Estimate of Repairs**

- Property Location: **123 Ashland Street, Tracy, CA 95377**
- Sec. A, Comments **Recommend** to drain two-thirds of the water. The Total Dissolved Solids (TDS) level is at 5000ppm, well above the Ideal range of 0-2500ppm. \$195.00 to drain, refill and rebalance the new water.
- Sec. C, item e, f. Replace the two pump lid orings and one pump basket. All are in poor condition. \$64.95 parts and free installation.
- Sec. C, item k. Replace the missing pump motor for the waterfall and miscellaneous missing parts. Such parts include six bolts, mounting plate, seal plate, cap screw, diffuser, volute gasket and seal kit. \$395.00 parts and installation.
- Sec. D, Comments Replace the four cartridges within the filter. Cartridge life has expired and cartridges are in poor condition. Clarity of the water is affected by the poor condition of the cartridges. \$316.92 parts and installation.
- Sec. F, Comments Replace the push-button in ground spa remote to remotely operate the spa. \$99.00 parts and installation.

I have read and approve of the above noted repairs. Please fax to 209-832-5725.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# POOL / SPA ESCROW INSPECTION REPORT, Cont.

## **INSTRUCTIONS FOR THE CIRCULATION SYSTEM**

(A) Written operation and maintenance instructions should be provided for the circulation system by the seller/current owner. Central Valley Pool Care does not provide any written operation instructions.

(B) Pressure filters and separation tanks shall have operation instructions permanently installed on the filter or separation tank and shall include a precautionary statement regarding the dangers of disassembly for servicing equipment and also not to start up the system after maintenance without first opening the air release and proper re-assembly of the filter and/or separation tank. This statement shall be visible and noticeable within the area of the air release assembly(s). Notice to owner; (A) & (B) statements are recommended, and supported by the NSPI. Accountability to post these instructions will be the responsibility of the current owner(s).

## **SAFETY & WARNING RECOMMENDATIONS**

It is assumed and intended that pool users will exercise appropriate personal judgment and responsibility and that pool owners will create & enforce rules of behavior and warning appropriate for their pool. The NSPI suggests the builder/installer advise the pool owner that basic lifesaving equipment including one or more of the following items should be on hand at all times:

A light, strong, rigid pole not less than twelve feet (12') long.

A minimum one fourth inch (1/4") diameter throwing rope as long as one and one-half (1 1/2) times the maximum width of the pool or fifty feet (50'), whichever is less, which has been firmly attached to a coast guard approved ring buoy having an outside diameter of approximately fifteen inches (15"), or some other similar flotation device.

## **SAFETY EDUCATION PROGRAMS AND MATERIALS**

Educational programs and materials (i.e., seminars, workshops, brochures, videos, instructional guides, etc.) are available from NSPI, NSPF, other aquatic safety groups, and by private firms. As a means of communicating useful safety information to pool owners and users, industry members are permitted to provide such information to owners and to request or require owners to sign a statement that they have received, read and will follow the guidelines. The U.S. Consumer Product Safety Commission offers three free publications that can be used to help prevent child drowning: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected," and "Guidelines for Entrapment Hazards: Making Pools and Spas Safer." Copies of these publications can be obtained at the CPSC's website at [cpsc.gov](http://cpsc.gov) or by writing to "Pool Safety" CPSC, Washington, D.C., 20207.

NSPI  
2111 Eisenhower Ave.  
Alexandria, VA 22314  
(703) 838-0083

NSPF  
10803 Gulfdale Suite #300  
San Antonio, TX 78216  
(210) 525-1227

## **POOL LIGHTING, GFCI & OUTLETS**

The use of artificial pool lighting is at the discretion of the pool owner. Lighting, when installed, shall be in accordance with applicable electrical codes in consultation with a qualified electrical professional. Recommend any outlet, or device with voltage over 15 volts and within 20 feet of the pool or spa edge, be on GFCI protected circuits. Most cities require that all outdoor outlets be GFCI protected. Recommend owner have any outlets that may meet this requirement be checked by a qualified home inspector or electrician for compliance before the close of escrow.

## **DIVING BOARDS/APPARATUS**

**WARNING** - When installing, replacing or using any residential slide or diving board or jump/spring board, one should consult NSPI to be sure the new or existing board is in compliance with any past or current installation standards. One should also consult manufactures installation specifications before installing or using the apparatus. Refer to NSPI diving board standards for the correct water depth, board length and height above water level. Failure to follow this warning and installation instruction(s) could result in serious injury or death to user.

**NOTE** - Diving off a diving board can be dangerous and diving is a risky activity. Central Valley Pool Care does not inspect diving boards or slides on pre-existing installations for proper compliance with any past or current installation standards unless otherwise noted. We strongly recommend in the interest of safety that buyer consider simply removing the apparatus from the property. Buyer or seller can obtain more information by contacting NSPI at (703) 838-0083 ext, 129. Central Valley Pool Care will not be responsible for any injury due to failure to follow these guidelines or suggestions.

## **ABOVE & UNDER GROUND PLUMBING, GAS, ELECTRICAL**

No pressure tests were made on any plumbing or equipment above or below ground and no tests were made on above or below ground electrical systems. We do not open and expose any main breaker boxes, sub-panels, or remote panel boards for the purpose of determining proper wire size, or correct breaker installation unless specifically mentioned in the report as part of an addendum. We do not perform any testing for electrical leakage to pool. If buyer is concerned with the possibility of an underground leak, recommend buyer contact American Leak Detection (800) 353-5325 to have underground plumbing lines pressure tested. Excluded from this inspection is underground plumbing, above & underground electrical wires or conduit and the loss of water for any reason other than from above ground visible leaks. Central Valley Pool Care is not responsible for testing underground plumbing lines or gas lines as part of this inspection.

## **VINYL & FIBERGLASS POOLS**

Due to the construction and materials used in the installation of vinyl & fiberglass pools and the variable potential for changes to occur, we can only state the conditions of any vinyl or fiberglass pool that are visible at time of inspection. Further, we deem it impossible to predict any changes that may occur such as, but not limited to, discoloration, shrinkage, shifting, loosening, or any other unforeseen damage that may occur due to rough or abusive treatment or improper maintenance or installation. Central Valley Pool Care will not be held responsible for any unforeseen conditions such as the ones mentioned above. These claims are consistent with the industry wide position on vinyl & fiberglass pools.

## **GATES, LATCHES, FENCING & ALARMS**

Recommend buyer follow all city ordinances requiring self-closing and self-latching gates on all entries to pool area, including pet doors. Most latches must be installed no lower than 60" above ground level, this may vary from city to city. Some cities require additional requirements concerning safety such as alarms on all doors that allow access to the pool including garage doors. Recommend contacting your local Building Division to satisfy any other possible requirements, such as secondary fencing and gates, safety covers, alarms, property set backs and encroachments. There was no inspection of gates, latches, or alarms, and any surrounding property fencing should be properly inspected by a qualified licensed home inspector prior to the close of escrow.



# **POOL / SPA ESCROW INSPECTION REPORT, Cont.**

## **ALGAE TREATMENT ESTIMATES**

Central Valley Pool Care does provide estimates to cure all types of algae. In the case of estimates for all types of algae treatment, the estimate is good for three days only as we cannot be held responsible for the passage of time and subsequent worsening conditions.

## **ADDITIONAL NOTE & PERMITS**

Items noted as in need of repair were either non-operational, operating improperly or in the opinion of the inspector in a state of eminent failure. The inspector does not make any determination of compliance or non-compliance of any local building codes or ordinances except as specifically noted. We do not perform any geology or soil testing. We recommend buyer ask for any and all reports, plot plans, original pool plans, permits and any engineering data available. Central Valley Pool Care is not responsible for confirming building / installation permits on pools, equipment and solar panels. We recommend verifying such permits. Prices given for estimates for repair work are "estimates" only. Sometimes unforeseen problems and/or additional costs do arise. All additional price increases will be given at time of discovery. Estimates are only valid for thirty (30) days after the date of inspections. Any amounts over \$500.00 will require a written contract to comply with state laws. No work will be done without prior authorization. Repairs are bid on a "worst case" replacement cost basis. Repair costs may be more and are suggested to be completed before close of escrow for the protection of all parties concerned. We encourage all parties to obtain competitive bids from other independent pool companies. We recommend that Realtors involved in the transaction of said property hold an additional 1.5 times the amount of estimated cost of repairs in Title if repairs are started or completed after the close of escrow. Central Valley Pool Care will not be responsible for any additional cost that may arise during repair. Any additional costs will be the responsibility of the buyer if funds are not available through escrow.

Central Valley Pool Care recommends the buyers consider obtaining an additional insurance program or policy from the Home Warranty Co. that is usually supplied during a home sale transaction. Most plans do not include the pool and or spa equipment and are considered optional coverage. Plans and coverages vary from each company, but most only cover the above ground equipment. We recommend buyer discuss this recommendation with their Realtor to insure best course of protection. This recommendation is strongly encouraged for pool systems that are out of manufactures original warranty period which is usually 2-5 years.

## **IMPORTANT REFERENCE SOURCES**

### **ANSI**

American National Standards Institute  
212-642-4900

### **NEMA**

National Electrical Manufactures Associations  
202-457-8481

### **NFPA**

National Fire Protection Association  
617-770-3000

# POOL / SPA ESCROW INSPECTION REPORT, Cont.

## **NSF**

National Sanitation Foundation  
313-769-8010

## **NSPI**

National Spa & Pool Institute  
703-838-0083

## **NSPF**

National Swimming Pool Foundation  
210-525-1227

## **UL**

Underwriters Laboratories  
708-272-8800

## **Emergency & Drowning**

911

## **CLOSING STATEMENT AND DISCLAIMER**

At your request, an earnest effort was made by Central Valley Pool Care on your behalf to discover all visible defects of the above referenced pool at the address shown on this report. Hidden or concealed defects cannot be included in this report. Please take time to read this report in its entirety. Address and evaluate each item with your Realtor, as it is important for you to understand all aspects of said inspection report to receive its full benefits. If this report or any portion of this report is used as a document to aid in the transaction of the above addressed property, Central Valley Pool Care assumes that the entire report has been read and understood by all concerned parties.

Recommend any concerned parties having any questions pertaining to the purpose or contents of the report or questions regarding disclaimer, warranties or addendums should contact Central Valley Pool Care before close of escrow, or before any repair work has been ordered. This inspection report does not obligate Central Valley Pool Care to undertake any recommended repairs. Estimates authorized for repair will be accepted or denied at the sole discretion of Central Valley Pool Care. Any party(s) relying on this report understands and agrees that the liability of Central Valley Pool Care arising from this visual inspection on which this report is based shall be limited to the amount of the inspection fee paid.

Within 48 hours of receiving this report, Central Valley Pool Care acknowledges all the concerned parties have read and understand the contents and that all parties have been given a complete copy of the inspection distributed by the ordering party(s). This report is the complete expression of any and all prior verbal statements and/or discussion to date.

## POOL / SPA ESCROW INSPECTION REPORT, Cont.

This report is not an insurance policy, nor a warranty service. This report is the product of a visual inspection only. No destructive testing/disassembly of the pool or its component parts were performed to complete this inspection unless otherwise specifically mentioned within said report. Its purpose is to inform the party(s) requesting the report of the general condition of the pool and the general condition of the pool's mechanical equipment at the time and date of the inspection. This report neither warrants, insures nor guarantees that the pool or the mechanical equipment will continue to be functional after the time and date of the inspection. This report is also not a warranty or a guarantee of the structural integrity of the pool, the mechanical integrity of the equipment, nor the fitness of either for the requesting party(s) purpose. Items including, but not limited to, permit records and legal conditions requiring disclosure are not included in this report.

We take into consideration the life cycles of various components of the pool and its mechanical equipment, disclose their present condition, and recommend preventive maintenance measures, if applicable. This report will include types of materials used, pertinent features, areas of attention, and unsatisfactory conditions. Any part, component, or situation suggested for repair or replacement in this report are intended to be used by parties concerned as a useful guideline to bring the pool up to a proper working condition per the opinion of this inspector. Estimates, guidelines and formats will vary from inspection to inspection. No standard State of California pool inspection format has been formally unitized or adopted. This report is based solely on the opinion of this inspector. As this report is not a contract between said parties and Central Valley Pool Care, any estimate, suggestion or repair does not have to be remedied as a condition of sale. We do express that any related issue concerning the health and safety of human beings be addressed and corrected as a condition of sale. Any repairs, or expenditure of money for any or all of the repairs stated in this report should come free of duress and under the complete discretion of the parties ordering said repairs.